

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-14766 - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

1. The limits of this Vacation shall be all portions of Riley Street (including spandrels) located between Centennial Parkway and the I-215 Beltway.
2. This Petition of Vacation shall be revised to retain a 20-foot Public Sewer Easement at a location acceptable to the Collection System Planning Section of the Department of Public Works.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
8. All development shall be in conformance with code requirements and design standards of all City Departments.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a petition to vacate a portion of the public right-of-way at the intersection of Centennial Parkway and Riley Street.

EXECUTIVE SUMMARY

Staff notes that the proposed right-of-way is not currently in use. As such, its vacation will not negatively affect the subject area. Staff supports this vacation application.

BACKGROUND INFORMATION

A) Related Actions

There are no actions that are related to this request.

08/10/06 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #12/ng).

B) Pre-Application Meeting

A pre-application meeting was not required with this application.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

The above property is legally described as Riley Street beginning at the northern boundary of Centennial Parkway and extending north approximately two hundred and forty four feet (244') on the east side and two hundred and sixty feet (260') on the west side and including the spandrel area.

ANALYSIS

A) Planning discussion

Planning staff supports this request as the portion of Riley Street to be vacated terminates at the Clark County 215 right-of-way. As long as access is accommodated via other rights-of-way or reversionary mapping, Riley Street is not necessary.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street right of ways:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
N/A as it is to eliminate Riley Street between Centennial Parkway and the I-215 Beltway.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, as it is an unused street.*
- C. Does it appear that the vacation request involves only excess right-of-way? *It is to eliminate an unused street for possible inclusion into an adjacent project.*
- D. Does this vacation request coincide with development plans of the adjacent parcels?
There is currently nothing proposed on either of the adjacent parcels.
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements?
No.
- G. Does the Department of Public Works have an objection to this vacation request?
No.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 4 by City Clerk

APPROVALS 0

PROTESTS 0